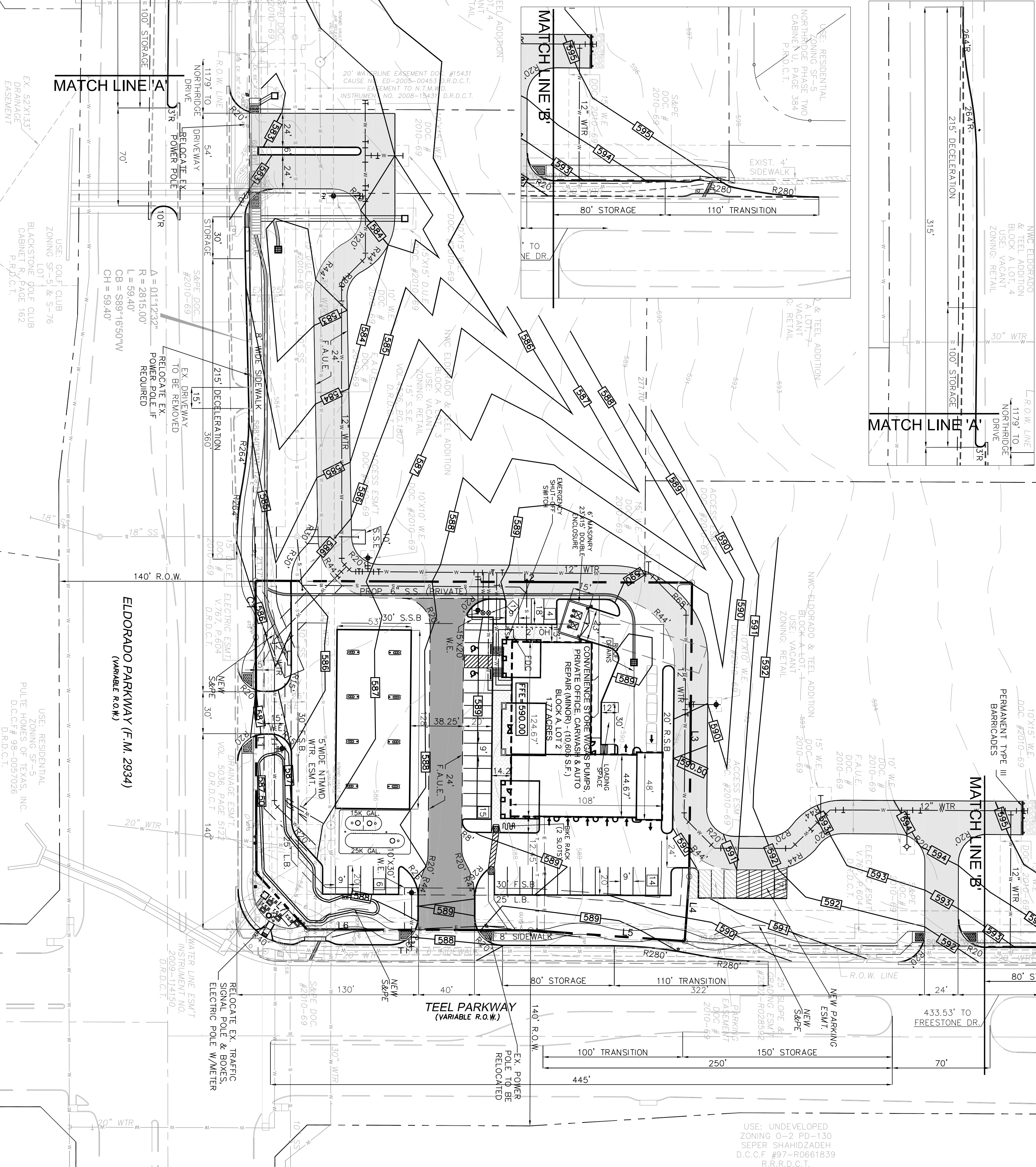


EXISTING BOUNDARY	---
EXISTING CENTERLINE	---
EXISTING CONTOUR	---
EXISTING ELECTRIC	---
EXISTING POWER POLE	---
EXISTING FIRE HYDRANT	---
EXISTING GAS	---
EXISTING GAS MARKER	---
EXISTING SIDEWALK	---
EXISTING SEWER MANHOLE	---
EXISTING STORM INLET	---
EXISTING SANITARY SEWER	---
EXISTING TELEPHONE	---
EXISTING WATER MAIN	---
EX. & PROP. TRAFFIC SIGN	---
EX. FIBER OPTIC MARKER	---
EX. TRAFFIC SIGNAL BOX	---
EX. TRAFFIC SIGNAL POLE	---
EX. COSEVY TESTING STA.	---
EX. POWER POLE/RISER & GUY WIRE	---
PROP. F.A.U.E.	---
BOUNDARY LINE	---
FRONT SET BACK	---
BUILDING SET BACK	---
LANDSCAPE BUFFER	---
REAR SET BACK	---
PROPOSED CURB	---
PROPOSED SAWCUT	---
PROPOSED ROCK RIP-RAP	---
PROPOSED CONTOUR	---
PROPOSED DEMO	---
PROPOSED TELEPHONE	---
PROPOSED ELECTRIC	---
PROPOSED SANITARY SEWER	---
PROPOSED STORM INLET	---
PROPOSED STORM SEWER	---
PROPOSED WATER METER	---
PROPOSED WATER VALVE	---
PROPOSED FIRE HYDRANT	---
EMERGENCY SHUT OFF	---
DRAINAGE EASEMENT	---
SANITARY SEWER EASEMENTS	---
WATER EASEMENT	---
FIRE LANE ACCESS, & UTILITY EASEMENT	---
STREET & PEDESTRIAN EASEMENT	---
PROP. FIBER OPTIC MARKER	---
PROP. TRAFFIC SIGNAL BOX	---
PROP. TRAFFIC SIGNAL POLE	---
PROP. COSEVY TESTING STA.	---
PROP. POWER POLE/RISER & GUY WIRE	---



SITE PLAN NOTES

1. ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL, AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
3. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

NOTES:

1. ALL OFFSITE PROPERTY TO BE RESTORED TO ORIGINAL CONDITION IF DISTURBED.
2. NO FLOOD PLAIN EXISTS ON THE SITE.
3. ROOF DRAINS ARE NOT REQUIRED TO BE TIED TO THE STORM DRAIN SYSTEM IF CISTERNS OR BIO-RETENTION IS USED.
4. DETENTION WILL BE PROVIDED FOR LOT 2 WHEN NEXT LOT IS DEVELOPED.

BOUNDARY LINE CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	LENGTH
C1	2,915.00'	04°47'35"	40.34'	S 89°29'19"	W 40.34'

BOUNDARY LINE DATA TABLE

	L1	L2	L3	L4	L5	L6	L7	
S	89°53'06"	W 169.08'	S 00°14'21"	W 312.40'	N 89°27'25"	W 210.36'	S 85°56'18"	W 46.36'
S	04°03'42"	W 110.45'	S 00°14'21"	W 160.06'	N 89°27'25"	W 210.36'	S 85°56'18"	W 46.36'
N	47°51'42"	E 53.95'						

DATA SUMMARY TABLE

USE	LAND AREA	LOT COVERAGE	FLOOR AREA	MAX. BUILDING HEIGHT	INTERIOR LANDSCAPING	OPEN SPACE AREA	IMPERVIOUS SURFACE	PARKING PROVIDED	HANDICAP PARKING PROVIDED
R (RETAIL)	10,100 S.F.	100%	10,100 S.F.	28'-10" / 2-STORY	15 S.F. / 1 SP-650 S.F.	701 S.F.	5,386 S.F. (7%)	39 + 7 FROM LOT 1 = 46 SPACES	2 SPACES
PRIVATE OFFICE, CAR WASH & AUTOMOTIVE REPAIR (MINOR)	77,090 S.F. (1.77 ACRES)	9,424 S.F. ± 1181 S.F. ± 10,605 S.F.	13,766 S.F.	28'-10" / 2-STORY	15 S.F. / 1 SP-650 S.F.	701 S.F.	5,386 S.F. (7%)	39 + 7 FROM LOT 1 = 46 SPACES	2 SPACES
INTERIOR LANDSCAPING PROVIDED	13,766 S.F.	13,766 S.F.	13,766 S.F.	28'-10" / 2-STORY	15 S.F. / 1 SP-650 S.F.	701 S.F.	5,386 S.F. (7%)	39 + 7 FROM LOT 1 = 46 SPACES	2 SPACES
OPEN SPACE AREA PROVIDED	13,766 S.F.	13,766 S.F.	13,766 S.F.	28'-10" / 2-STORY	15 S.F. / 1 SP-650 S.F.	701 S.F.	5,386 S.F. (7%)	39 + 7 FROM LOT 1 = 46 SPACES	2 SPACES
IMPERVIOUS SURFACE	61,663 S.F.	61,663 S.F.	61,663 S.F.	28'-10" / 2-STORY	15 S.F. / 1 SP-650 S.F.	701 S.F.	5,386 S.F. (7%)	39 + 7 FROM LOT 1 = 46 SPACES	2 SPACES
PARKING REQUIREMENT	3X5 BAYS + 4 END	3X5 BAYS + 4 END	3X5 BAYS + 4 END	3X5 BAYS + 4 END	3X5 BAYS + 4 END	3X5 BAYS + 4 END	3X5 BAYS + 4 END	39 + 7 FROM LOT 1 = 46 SPACES	2 SPACES

PROPOSED WATER METER & SANITARY SCHEDULE

ID	TYPE	SIZE	SANSEWER
1	DOM.	2"	6"
2	IRR.	1"	N/A

ENGINEER / APPLICANT

ANALYST: J.D. HAWKINS, INC. 4605 FRANKFORD ROAD DALLAS, TEXAS 75287 TEL: (469) 556-2627

ANALYST: J.D. HAWKINS, INC. 10755 SANDHILL ROAD DALLAS, TEXAS 75238 TEL: (972) 272-6287

PROJECT INFO.

N.W.C. ELDERADO PKWY & TEEL PARKWAY FRISCO, TEXAS

DRAWING INFO.

SITE PLAN

PROJECT NO. 06098

DATE: 06/11/10

DRAWN BY: CS

CHECKED BY: KP

SHEET NUMBER

C1